

NO TRANSFER
TAX PAID

48-218

WARRANTY DEED

009692

DONALD M. ALLEY of Waterville, Kennebec County, State of Maine, being unmarried, for consideration paid, grants to DONALD M. ALLEY of Waterville, Kennebec County, State of Maine, JAMES F. POLLARD of Benton, Kennebec County, State of Maine and CAROL N. SAWTELLE of Benton, Kennebec County, State of Maine, as joint tenants, with rights of survivorship, with Warranty Covenants, the land in Waterville, Kennebec County, State of Maine, bounded and described as follows:

PARCEL 1: (Situate on the easterly side of Pleasant Place, together with the buildings thereon)--

Beginning at a stake driven in the east line of said Pleasant Place close to the northerly side of an elm tree and 38 feet southerly (measured on said east line) of land now or formerly of one Hunt or Scribner; thence running northerly along said east line of Pleasant Place 38 feet to a stake at the intersection of said east line and the southerly line of said Hunt or Scribner land; thence running easterly at right angles with said east line of Pleasant Place and along said Hunt or Scribner's southerly line 97 feet to the westerly line of land of the heirs of Gen. Franklin Smith; thence southerly along said Smith's westerly line 30 feet to a stake in said Smith's line; thence westerly in a straight line about 102 feet to the point of beginning.

Also a right of way over the driveway just south of the premises above conveyed running easterly from said Pleasant Place, to be used in common with others.

Being the same premises conveyed by warranty deed of Stephen A. and Emma M. Eldridge to James H. Alley, dated July 12, 1926, recorded in Kennebec County Registry of Deeds, Book 634, Page 217.

PARCEL 2:

Beginning at the northeasterly corner of land of James H. Alley; thence running easterly and in a line which is a continuation of said Alley's northerly line 30 feet to an iron pin driven in the ground; thence running southerly and parallel with the easterly line of said Alley's land 47.5 feet to an iron pin driven in the ground in the northerly line of land now or formerly of one York; thence running westerly and parallel with said first-described boundary line 30 feet to an iron pin driven in the ground; thence running northerly 47.5 feet to the place of beginning. Being part of the homestead premises now occupied by grantor.

Being the same premises conveyed by warranty deed of Helen S. Meader to James H. Alley, dated August 27, 1934, recorded in Kennebec County Registry of Deeds, Book 700, Page 475.

PARCEL 3:

Beginning at an iron pin set in the ground in the northeasterly corner of land formerly conveyed by said Meader to said Alley by deed dated August 27, 1934, recorded in Kennebec County Registry of Deeds, Book 700, Page 475 (Parcel 2); thence running northerly in a line which is a continuation of said Alley's easterly line to the northerly boundary of land of said Meader in the southerly line of land owned or occupied by one Simpson; thence running westerly along said Simpson's southerly line about 30 feet to a stone bound set in the ground; thence running southerly along the easterly line of lands of one Plummer and one Scribner to an iron pin set in the ground at the northwesterly corner of land heretofore conveyed by said Meader to said Alley (Parcel 2); thence running easterly along the northerly line of said land heretofore conveyed by said Meader to said Alley (Parcel 2) to the place of beginning.

Being the same premises conveyed by warranty deed of Helen S. Meader to James H. Alley, dated November 9, 1944, recorded in Kennebec County Registry of Deeds, Book 854, Page 333.

PARCEL 4:

Beginning at the southeasterly corner of land of said Alley; thence running easterly 15 feet along the northerly line of land now or formerly of Carleton T. Byrne to an iron rod driven in the ground; thence running northerly and parallel with the easterly line of said land of said Alley 72.5 feet to an iron pin driven in the ground; thence running westerly 15 feet to an iron pin driven in the ground; thence running southerly 72.5 feet to the place of beginning. Being part of the homestead premises now occupied by grantor.

Being the same premises conveyed by warranty deed of Helen S. Meader to James H. Alley, dated October 25, 1950, recorded in Kennebec County Registry of Deeds, Book 898, Page 197.

James H. Alley died July 28, 1967, testate, and his estate is probated in Kennebec County Probate Court, Docket #40897. Under his Will he granted a life estate to his wife, Viola M. Alley, with the remainder to his son, Donald M. Alley. The said Viola M. Alley died May 16, 1984, testate, and her estate is duly probated in Kennebec County Probate Court, Docket #84-363.

WITNESS my hand and seal this 21st day of May, 1991.

Donald M. Alley
Donald M. Alley

STATE OF MAINE
KENNEBEC, SS

May 21, 1991

Then personally appeared the above-named Donald M. Alley and acknowledged the foregoing instrument to be his free act and deed,

Before me,

Waldemar G. Buschmann
Attorney-at-Law ~~Notary Public~~
Waldemar G. Buschmann

RECEIVED KENNEBEC SS.

1991 MAY 23 AM 5:00

ATTEST: Norma R. Morris
REGISTER OF DEEDS